

# LEGEND

HEADWALL  
MANHOLE  
JUNCTION BOX  
DROP INLET  
CATCH BASIN  
DRAINAGE EASEMENT  
SANITARY SEWER EASEMENT  
ACCESS EASEMENT  
LANDSCAPE STRIP  
MONUMENT METER VALVE  
RIGHT OF WAY  
WATER LINE  
PROPERTY LINE  
BUILDING SETBACK LINE  
STORM LINE  
BACK OF CURB  
IRON PIN FOUND  
CENTERLINE  
POINT OF BEGINNING  
LIMITED ACCESS  
TEMPORARY BENCH MARK  
WATER VALVE  
FIRE HYDRANT

Magnetic North

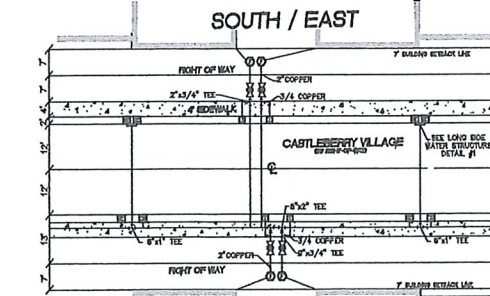
N/F  
JACK MATTHEWS  
DB 195 PG 39  
ZONED CITY RA

N/F  
JACK MATTHEWS  
DB 214 PG 612  
ZONING: A1

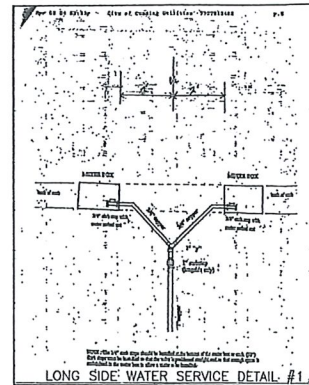
SOUTH / EAST

NORTH / WEST

WATER METER SERVICE DETAIL



Legend  
Symbol Description  
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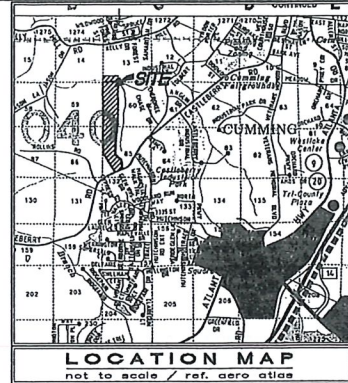


LONG SIDE WATER SERVICE DETAIL #1

## CITY OF CUMMING WATER PRE-CONSTRUCTION LIST

- 1) WET TAPS, TEST BENDS, FIRE HYDRANT TAPS, 2" STONE AT FIRE HYDRANTS, PIPE BEHIND CATCH BASINS AND STORM SEWER ON STREAM CROSSESS REQUIRE INSPECTION PRIOR TO BACKFILLING. PIPE BEHIND CATCH BASIN, STORM SEWER AND STREAM CROSSESS REQUIRE DUCTILE IRON PIPE.
- 2) ALL SERVICE TAPS SHALL BE NO LESS THAN 1 INCH WITH BRASS OR DOUBLE STRAP SERVICE SADDLES.
- 3) ALL SERVICE TAP OUT LINES SHALL BE 1" TYPE K COPPER WITH COMPRESSION FITTINGS.
- 4) LONG SIDE SERVICES SHALL BE INSTALLED INSIDE A 2" PVC CASING. PUNCH HOLE UNDER CURB SHOULD BE THE SAME SIZE AS THE CASING. CASING SHOULD BE 3 FEET FROM THE TOP OF CURB. A 1" CURB STOP TO BE LOCATED ON THE MAIN SIDE OF THE WYE.
- 5) BALL METER VALVES WITH A METER SWIVEL NUT ARE REQUIRED ON THE SERVICE. BALL METER VALVE AND METER BOX MUST BE POSITIONED STRAIGHT WITH SUFFICIENT SPACE IN THE BOX FOR METER AND BACKFLOW INSTALLATION. THE MINIMUM METER VALVE DEPTH SHOULD BE THE SAME DEPTH AS THE BOTTOM OF THE CURB.
- 6) METER BOXES WILL BE LOCATED AT THE STREET CURB.
- 7) METER AND VALVE LOCATIONS MUST BE SAW CUT AND PAINTED ON THE CURB. DUCTILE IRON PIPE IS REQUIRED ACROSS INTERSECTIONS AND CUL-DE-SACS. THE 2" SERVICE TAPS FOR THE CUL-DE-SACS SHALL BE LOCATED BETWEEN THE FIRE HYDRANT AND THE TUBULAR COLLAR. SEPARATE FROM THE MAIN TO THE METER SHALL BE LOCATED 5 FEET BEHIND THE CURB.
- 8) CONCRETE VALVE PADS AND MARKERS ARE REQUIRED. 2 FEET OF THE VALVE MARKERS SHOULD BE EXPOSED.
- 9) SUFFICIENT CONDUCTION IS REQUIRED AT ALL ROAD CROSSINGS.
- 10) THE TRACK LOCATE WIRE IS REQUIRED TO BE Brought UP AT EACH VALVE BOX. WATER MAIN DEPTHS FOR 2-INCH THROUGH 4-INCH LINES ARE TO BE NO LESS THAN 3 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE. 4-INCH THROUGH 12-INCH LINES ARE TO BE NO LESS THAN 4 FEET FROM THE TOP OF THE CURB TO THE TOP OF THE PIPE.
- 11) TRENCH WIDTHS SHALL BE NO LESS THAN 20 INCHES FOR 4-INCH PIPE, 31 INCHES FOR 16-INCH PIPE, AND 48 INCHES FOR 18 INCHES.
- 12) ALL 1/2" CLANDS SHALL BE OF THE MODULAR LOG TYPE.
- 13) ALL VALVE BOXES ARE REQUIRED TO BE THE SLIP TYPE.
- 14) 24 HOUR NOTICE REQUIRED FOR FLUSHING, CHLORINATING AND PAVEMENT TEST.
- 15) NO VALVES, TESTS, OR BENDS WILL BE ALLOWED UNDER PAVEMENT OR CURBING.

SHEET DIAGRAM



## FIRE PROTECTION NOTES

ONE-HOUR RATED FIREWALLS REQUIRED BETWEEN ATTACHED UNITS.  
ALL RESIDENTIAL BUILDINGS LOCATED ON REAL PROPERTY ZONED R-2 AND R-3 CONTAINING MORE THAN TWO (2) LIVING UNITS SHALL HAVE AN AUTOMATIC EXTINGUISHING SYSTEM INSTALLED ACCORDING TO NFPA 13A, NFPA 13D, OR NFPA 13R, WHICHEVER IS APPROPRIATE.

## CITY OF CUMMING WATER NOTES

ALL CONSTRUCTION SHALL COMPLY TO THE CITY OF CUMMING'S MOST RECENT EDITION OF "MANUAL OF TECHNICAL SPECIFICATIONS AND CONSTRUCTION STANDARD DETAILS" FOR WATER DISTRIBUTION.  
NOTIFY THE CITY OF CUMMING UTILITY INSPECTOR @ (770) 781-2035 OR (770) 781-2036 AT LEAST 24 HOURS PRIOR TO EACH PHASE OF CONSTRUCTION AND WHENEVER WORK IS TO BE STOPPED FOR MORE THAN 48 HOURS FOR ANY REASON OTHER THAN WEATHER.  
ALL MATERIALS INCLUDING FITTINGS SHALL BE EXAMINED AND APPROVED BY THE CITY UTILITY INSPECTOR BEFORE INSTALLATION.  
THE PROJECT OWNER OR ENGINEER WILL BE RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH AN APPROVED, STAMPED SET OF CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF CONSTRUCTION DRAWINGS THAT INCLUDE ALL AS-BUILT CONDITIONS. AS-BUILT OR RECORD DRAWINGS WILL BE REQUIRED FOR THE FINAL RELEASE OF THE PROJECT.  
PROPOSED OR FUTURE SIDEWALKS SHALL NOT BE DESIGNED OR INSTALLED COVERING THE WATER MAINS OR METERS.  
NO CONSTRUCTION WILL BE ALLOWED WITHIN THE RIGHT OF WAY OF A COUNTY MAINTAINED ROAD. (770) 781-2165  
THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING A UTILITY PERMIT FROM THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING PRIOR TO THE CONSTRUCTION OF ANY UTILITY WITHIN THE RIGHT OF WAY OF A COUNTY MAINTAINED ROAD. (770) 781-2165  
DEVELOPMENTS REQUESTING WATER SERVICE AT ELEVATIONS IN EXCESS OF 1,200 FEET (366 M) WILL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A PUMPING SYSTEM WHICH MEETS THE APPROVAL OF THE CITY OF CUMMING'S ENGINEER.

## THIS SHEET FOR WATER DISTRIBUTION PURPOSES ONLY

DETENTION PONDS ARE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

## NOTIFY INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION

NOTES: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED

NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.

FLOOD HAZARD NOTE:  
PORTIONS OF THIS PROPERTY DO LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.A. FLOOD INSURANCE RATE CITY OF CUMMING, GEORGIA, COMMUNITY PANEL NUMBER 130235 C0084, DATED JULY 4, 1989.

Information regarding the regulated presence, size, character and location of existing underground utilities and structures is shown herein. There is no warranty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown herein may be inaccurate and utilities and structures not shown may be encountered. The owner, the engineer, his consultants and contractor shall hereby warrant and undertake that the surveyor is not responsible for the correctness or sufficiency of this information.

This plot was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.

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THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

NOTIFY CITY OF CUMMING INSPECTOR 24 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION (770) 781-2035.

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION (770) 781-2165.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY FORSYTH COUNTY OF ANY LAND DISTURBANCE ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE FORSYTH COUNTY DEPARTMENT OF ENGINEERING.

RETAINING WALLS TO BE DESIGNED BY OTHERS AND PERMITTED SEPARATELY PRIOR TO ANY RELATED CONSTRUCTION.

AUTOMATIC EXTINGUISHING (SPRINKLER) SYSTEM TO BE DESIGNED BY OTHERS.

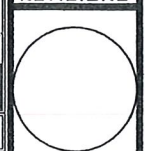
OWNER / DEVELOPER

D.G. JENKINS DEVELOPMENT CORP.

385 BROODON ROAD SUWANEE, GEORGIA 30024

24 HOUR EMERGENCY CONTACT (770) 614-6141

NO.	DATE	DESCRIPTION
1	01/10/2004	ISSUED FOR PERMIT
2	01/10/2004	ISSUED FOR PERMIT
3	01/10/2004	ISSUED FOR PERMIT
4	01/10/2004	ISSUED FOR PERMIT
5	01/10/2004	ISSUED FOR PERMIT
6	01/10/2004	ISSUED FOR PERMIT
7	01/10/2004	ISSUED FOR PERMIT
8	01/10/2004	ISSUED FOR PERMIT
9	01/10/2004	ISSUED FOR PERMIT
10	01/10/2004	ISSUED FOR PERMIT



FOR THE FIRM  
TRAVIS PRUITT & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 2624  
EXPIRATION DATE 12/31/2006

CONSULTING ENGINEER  
TRAVIS PRUITT & ASSOCIATES, INC.  
1000 W. BROADWAY, SUITE 200  
ATLANTA, GEORGIA 30335  
PHONE (770) 455-1111 FAX (770) 455-1112  
WWW.TPA-INC.COM  
CONTRACT NUMBER 04-001-001

TOWNHOMES OF CASTLEBERRY  
CITY OF CUMMING  
LAND LOTS 1-100, DISTRICT  
FORSYTH COUNTY, GEORGIA  
SCALE: 1" = 60' / APRIL 1, 2004

LSV: WTR

CN: 03299PN

JN: 03-399

FN: 204-E-019

SHEET NO. 138 OF 25



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 432,523 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 8,045 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS OR ANYONE ELSE WHO RELIES UPON THIS SURVEY SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED

NOTE: FORSYTH COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

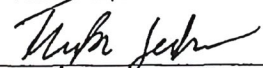
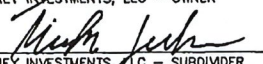
FINAL: PURSUANT TO THE COMPREHENSIVE LAND USE RESOLUTION OF FORSYTH COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FROM THE FORSYTH COUNTY PLANNING COMMISSION ON

20\_\_\_\_\_, AND IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, FORSYTH COUNTY SUPERIOR COURT.


**CERTIFICATE OF OWNERSHIP**  
(STATE OF GEORGIA)  
(CITY OF CUMMING)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OR SHE OWNS THE LAND SHOWN ON THIS PLAT TO BE SUBDIVIDED AND HEREBY DEDICATES TO THE PUBLIC FOREVER, SUBJECT TO FORMAL ACCEPTANCE BY THE GOVERNING BODY, THE FOLLOWING:

PUBLIC STREETS	3.11 ACRES
PUBLIC DRAINS	0.00 ACRES
PUBLIC EASEMENTS	0.41 ACRES
PUBLIC PARK/OPEN SPACE	0.00 ACRES

	DATE
SYDNEY INVESTMENTS, LLC - OWNER	
	DATE
SYDNEY INVESTMENTS, LLC - SUBDIVIDER	

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF CUMMING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND ZONING ORDINANCE.

 5.4.06  
REGISTERED GEORGIA LAND SURVEYOR RLS No. 1729 DATE



IT IS HEREBY CERTIFIED THAT THE AS-BUILT STORM DRAINAGE DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

 5.4.06  
REGISTERED GEORGIA PROFESSIONAL ENGINEER PE No. 24140

**CERTIFICATION OF HEALTH DEPARTMENT APPROVAL**  
THIS IS TO CERTIFY THAT THIS PLAT AND PROPOSED WATER AND SEWERAGE FACILITIES ARE ACCEPTABLE.

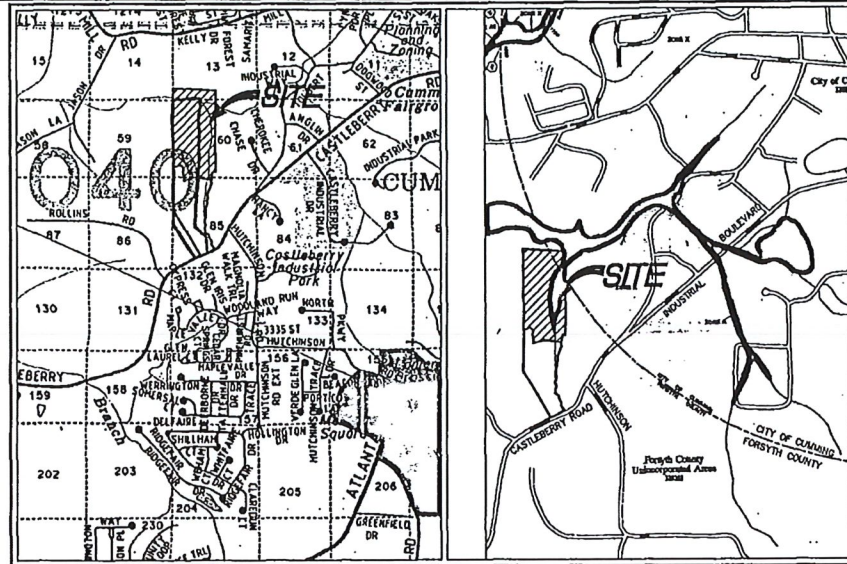
PUBLIC HEALTH OFFICER, FORSYTH COUNTY DATE

**FINAL PLAT APPROVAL**  
THE CHIEF BUILDING OFFICIAL AND THE DIRECTOR OF PLANNING OF THE CITY OF CUMMING, GEORGIA, CERTIFY THAT THIS PLAT COMPLIES WITH THE CITY OF CUMMING ZONING ORDINANCE, CONDITIONS OF ZONING, AND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF CUMMING, AND THAT THIS PLAT IS HEREBY APPROVED AND RELEASED FOR RECORDING PURPOSES.

	6/1/06 DATE
CHIEF BUILDING OFFICIAL, CITY OF CUMMING	
	6.1.2006 DATE
DIRECTOR OF PLANNING, CITY OF CUMMING	

**NOTES:**

- PROPOSED LAND USE: SINGLE-FAMILY ATTACHED HOUSING (TOWNHOMES); ZONING: R-3 CONDITIONAL (CITY OF CUMMING); RES-6 CONDITIONAL (FORSYTH COUNTY)
- TOTAL SITE AREA: 36.70 ACRES.
- AREA UNIT 2: 23.17 ACRES.
- AREA UNIT 1: 13.53 ACRES.
- TOTAL NUMBER OF LOTS: 189
- NUMBER OF LOTS UNIT 2: 117
- NUMBER OF LOTS UNIT 1: 72
- TOTAL GROSS DENSITY: 5.15 UNITS PER ACRE.
- DENSITY UNIT 2: 5.05 UNITS PER ACRE.
- DENSITY UNIT 1: 5.32 UNITS PER ACRE.
- EXISTING TOPOGRAPHY COMPILED BY STEREOPHOTOGRAMMETRIC METHODS; PREPARED BY JACK W. BERRY AND ASSOC., INC., PEACHTREE CITY, GA.
- BOUNDARY INFORMATION TAKEN FROM SURVEY FOR D.G. JENKINS DEVELOPMENT CORPORATION, BY TRAVIS PRUITT AND ASSOCIATES, DATED NOVEMBER 7, 2003.
- AERIAL TOPOGRAPHY DATED 11/10/03 BY JACK W. BERRY
- ALL STREETS SHOWN ON THIS PLAT ARE PAVED PUBLIC STREETS.
- 4' SIDEWALKS WILL BE PROVIDED ON BOTH SIDES OF INTERIOR STREETS.
- TYPICAL LOT SIZE:
  - (44) 36' X 44' TOWNHOMES WITH SHED
  - (145) 28' X 41' TOWNHOMES
- SETBACKS:
  - FRONT: 7 FEET (20 FEET FROM BACK OF CURB)
  - SIDE: 0 FEET; 20 FEET BETWEEN BUILDINGS
  - REAR: 25 FEET
  - PERIMETER: 25 FEET
- MINIMUM LOT SIZE: 2,000 SQ.FT.
- MINIMUM FLOOR AREA PER DWELLING UNIT: 800 SQ.FT.
- RECREATION AREA PARKING:
  - TENNIS PARKING -
  - REQUIRED SPACES = 2 SPACES/COURT X 4 COURTS = 8
  - SWIMMING POOL PARKING -
  - REQUIRED SPACES = 1 SPACE /150 S.F. OF WATER S.A.
  - REQUIRED SPACES = 1/150 X 1,800 SQ.FT. = 12
  - TOTAL REQUIRED PARKING SPACES IN RECREATION AREA = 20 (INCLUDING 1 HANDICAP ACCESSIBLE SPACE)
- ALL IMPROVEMENTS TO CONFORM WITH CITY OF CUMMING CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- BENCHMARK: HORIZONTAL AND VERTICAL DATUM SHOWN HEREON IS BASED ON A 1.5" CRIMP TOP MARKER AT THE INTERSECTION OF LAND LOTS 59, 60, 85 & 86, HAVING AN ELEVATION OF 1227.13 FEET.
- ALL BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO A DENSITY OF 95% OF THE THEORETICAL MAXIMUM DENSITY (STANDARD PROCTOR). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CONTENT.
- UTILITIES:
  - WATER SERVICE: CITY OF CUMMING (770) 781-2025
  - GAS SERVICE: ATLANTA GAS LIGHT
  - POWER: SAWNEE EMC.
  - SEWER SERVICE: CITY OF CUMMING (770) 781-2025
  - TELEPHONE SERVICE: BELL SOUTH
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A FLOOD HAZARD ZONE PER FORSYTH COUNTY COMMUNITY PANELS NUMBER 13117C0084-C DATED JULY 4, 1989.
- MAXIMUM SLOPES ARE 2H:1V.
- ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- TOWNHOMES TO HAVE SPRINKLER SYSTEM AND 2 HOUR FIRE WALL PER CITY CODE.
- COMMON AREA AND RECREATION AREA TO BE DEEDED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- NO MATERIAL SHALL BE BURIED ON SITE.
- IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY AND CONSIDERED TO BE A VIOLATION OF THE COUNTY ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS.
- THERE SHALL BE NO OBSTRUCTIONS WITHIN THE SANITARY SEWER EASEMENTS.
- THERE ARE PRIVATE COVENANTS FOR THIS SUBDIVISION RECORDED SEPARATELY.
- DEVELOPMENTS REQUESTING WATER SERVICE AT ELEVATIONS IN EXCESS OF 1280- FEET MSL WILL REQUIRE AN APPROVED WATER BOOSTER PUMPING SYSTEM, THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A WATER BOOSTER PUMPING SYSTEM THAT MEETS THE REQUIREMENTS OF THE CITY OF CUMMING WATER BOOSTER STATION DESIGN MANUAL AND THE CITY ENGINEER.
- THE CITY OF CUMMING WILL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF SUCH ITEMS AS SIDEWALKS, FENCES, SIGNS, LANDSCAPING, SPRINKLER SYSTEMS OR OTHER IMPROVEMENTS THAT HAVE BEEN INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A WATER, SEWER, ACCESS OR OTHER EASEMENT. SUCH IMPROVEMENTS ARE SUBJECT TO REMOVAL AND DAMAGE WHEN THE CITY PERFORMS REPAIR AND MAINTENANCE WORK TO WATER AND SEWER LINES OR OTHER UTILITY COMPONENTS.
- SIDEWALKS SHALL NOT BE INSTALLED ON TOP OF WATER LINES OR WATER METERS.
- HOME BUILDERS: DRIVEWAYS AND PARKING PADS SHALL NOT BE INSTALLED OVER WATER METERS OR SANITARY SEWER LATERALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING THESE ISSUES AND SHALL NOT OBTAIN APPROVAL FROM THE CITY OF CUMMING DEPARTMENT IF UTILITIES BEFORE RELOCATING ANY UTILITY THAT IS IN CONFLICT WITH THESE STRUCTURES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING WATER AND SEWER LINES AND APPURTENANCES FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE APPROVAL OF THE FINAL PLAT BY THE CITY OF CUMMING DEPARTMENT OF UTILITIES.



**LOCATION MAP / FLOOD MAP**

REF. AERO ATLAS  
NOT TO SCALE

REF. FLOOD INSURANCE RATE MAP OF  
FORSYTH COUNTY, PANEL # 13117C0084-C

Doc ID: 003122260013 Type: PLT  
Filed: 08/08/2006 at 01:22:52 PM  
Fee Amt: \$104.00 Page 1 of 13  
Forsyth County, GA  
Douglas Sorrells Clerk Superior Ct  
BK 101 PG 243-255

**CITY OF CUMMING  
PROPERTY ZONED: R-3 (MULTI-FAMILY RESIDENTIAL)  
ZONING CONDITIONS (DATED MAY 9, 2001):**

- 24'-0" WIDE ROAD (BACK OF CURB TO BACK OF CURB) WITHIN A 50'-0" RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF CUMMING.
- BUILDINGS SET BACK 20'-0" FROM THE ROAD AND 7'-0" FROM THE RIGHT-OF-WAY.
- ATTACHED GARAGES IN EVERY TOWNHOME.
- THE HOMEOWNER OF EACH TOWNHOME WILL OWN THE LAND COVERED BY THE BUILDING FOOTPRINT ONLY. ALL LAND OUTSIDE THE TOWNHOME WILL BE COMMON AREA OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 25'-0" MINIMUM BUILDING SETBACKS AT THE PERIMETER PROPERTY LINES AND 20'-0" MINIMUM BETWEEN THE BUILDINGS.
- THERE WILL BE NO FIRE SPRINKLER SYSTEMS IN TOWNHOMES; BUT ALL TOWNHOMES WILL BE SEPARATED BY A 2-HOUR RATED FIREWALL ASSEMBLY.
- OUR SITE PLAN SHOWS A NATURE PRESERVE, 197 TOWNHOME UNITS (MAXIMUM), ONE CLUBHOUSE PAVILION, ONE DOUBLE TENNIS COURT, ONE MAIL KIOSK, ONE SWIMMING POOL, ONE ACCESS CONTROLLED GATED ENTRY WITH TELEPHONE/ENTRY SYSTEM, A JOGGING TRAIL, AND A PICNIC AREA.
- 14% MAXIMUM SLOPE ON ROADS.
- 4' SIDEWALKS
- SANITARY SEWER IN THE MIDDLE OF THE ROAD.
- CONCRETE "ROLL-BACK" CURB AND GUTTER ON ALL ROADS.
- 20'-0" LONG CONCRETE DRIVEWAYS TO ALLOW FOR TWO VISITOR PARKING SPACES.
- STORM DRAINS ON SIDE OF ROAD (WHERE REQUIRED).
- APPLICABLE RESIDENTIAL, TOWNHOME, BUILDING CODES AND FIRE CODES
- CEMENTIOUS SIDING ON ALL EXTERIOR WALLS WITH CULTURED STONE OR BRICK ACCENTS.
- PROFESSIONALLY LANDSCAPED AREAS WITH SHRUBS ALLOWED WITHIN THE RIGHT-OF-WAY AND TREES OUTSIDE THE RIGHT-OF-WAY (HOMEOWNERS WILL NOT BE ALLOWED TO DIG OR PLANT ANYTHING WITHIN THE RIGHT-OF-WAY PER OUR COVENANTS AND RESTRICTIONS).

**FORSYTH COUNTY  
PROPERTY ZONED: RES-6  
ZONING CONDITIONS (ZA# 2825):**

- NO ADDITIONAL TOWN HOMES SHALL BE APPROVED WITH THE ADDITION OF THIS PROPERTY. PROPERTY IS FOR USE AS AMENITIES AREA ONLY.
- ALL IMPROVEMENTS SHALL CONFORM TO FORSYTH COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- DEVELOPER MUST COMPLY WITH FORSYTH COUNTY STORMWATER DESIGN MANUAL, LATEST EDITION.
- SHOW ANY FLOOD PLAIN ON SITE PLAN. A FLOOD STUDY SHALL BE REQUIRED TO ESTABLISH BASE FLOOD ELEVATIONS FOR ALL ZONE "A" FLOODPLAIN. THERE SHALL BE NO ENCROACHMENT IN THE FLOODPLAIN EXCEPT FOR PERPENDICULAR ROAD CROSSINGS AND UTILITIES.
- SHOW ALL STATE WATERS WITH THIRTY-FIVE (35) FOOT UNDISTURBED BUFFERS ON SITE PLAN. STREAM BUFFER ENCROACHMENTS SHALL BE PERMITTED FOR PERPENDICULAR ROAD, UTILITY CROSSINGS AND WATER QUALITY DETENTION POND AS APPROVED BY FORSYTH COUNTY ENGINEERING DEPARTMENT ONLY. ANY OTHER ENCROACHMENT WILL REQUIRE A VARIANCE FROM EPD.
- DEVELOPMENT SHALL COMPLY WITH FORSYTH COUNTY TREE ORDINANCE, LATEST EDITION.

OWNER / DEVELOPER

**SYDNEY INVESTMENTS, LLC**

385 BROGDON ROAD  
SUWANEE, GEORGIA 30024

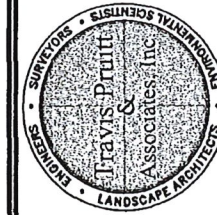
24 HOUR EMERGENCY CONTACT  
MR. TONY MARTIN: (770) 614-3143

FINAL PLAT FOR:

**THE VILLAGES AT CASTLEBERRY UNIT 2**  
(F.K.A. TOWNHOMES OF CASTLEBERRY)

LAND LOTS 13, 60 AND 85 CITY OF CUMMING  
2ND. DISTRICT, FORSYTH COUNTY, GEORGIA

4317 Park Drive - Suite 400  
Norcross, Georgia 30093  
Phone: (770) 416-7511  
Fax: (770) 416-6759  
www.travispruit.com



DATE: 07/01/2005
SCALE: 1"=60'
CN: 03399U2_FP_AB
JN: 03399.3
FN: 116-C-2289.U2
SHEET No. 1 OF 13



BOUNDARY LINE TABLE			BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	56.40	S89°13'02"W	L16	43.65'	S75°13'23"E
L2	11.11	N00°00'00"E	L17	39.23'	S85°29'17"E
L3	8.97	S17°21'05"E	L18	69.89'	S89°24'00"E
L4	11.77	S29°30'11"E	L19	36.11'	N87°21'01"E
L5	18.37	S07°40'44"W	L20	39.31'	N80°51'39"E
L6	50.51	S09°11'00"W	L21	49.04'	N73°25'09"E
L7	31.62	S05°23'54"W	L22	45.38'	N65°07'47"E
L8	124.16'	S88°30'36"E	L23	25.00'	S87°25'48"W
L9	26.02'	S34°51'04"E	L24	29.98'	N53°43'55"E
L10	41.15'	S39°47'26"E	L25	28.46'	N43°25'56"E
L11	45.49'	S46°22'29"E			
L12	33.79'	S51°37'02"E			
L13	34.98'	S59°13'23"E			
L14	40.06'	S65°39'15"E			
L15	42.15'	S69°46'14"E			

ROW LINE TABLE			ROW CURVE TABLE			ROW CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	CURVE	LENGTH
LRW1	51.99	N85°35'23"W-51.99	CRW1	89.93	225.00	N08°52'48"E	CRW16	117.81
LRW9	161.83	N20°19'47"E-161.83	CRW2	314.16	200.00	N47°34'12"W	CRW17	89.93
LRW10	481.02	N02°34'12"W-481.02	CRW3	117.81	75.00	S42°25'48"W	CRW18	109.91
LRW11	60.00	S87°25'48"W-60.00	CRW4	23.56	15.00	S47°34'12"E	CRW19	10.73
LRW12	70.90	S02°34'12"E-70.90	CRW5	15.52	15.00	S59°52'47"W	CRW20	16.90
LRW13	35.00	N87°25'48"E-35.00	CRW6	67.73	62.00	N01°03'12"W	CRW21	196.35
LRW14	380.92	S02°34'12"E-380.92	CRW7	15.37	15.00	S81°41'56"E	CRW22	208.94
LRW15	1.44	N88°56'59"E-1.44	CRW8	31.30	62.00	N46°48'36"W	CRW23	15.52
LRW16	380.92	N02°34'12"W-380.92	CRW9	67.73	62.00	S87°25'48"W	CRW24	67.73
LRW17	35.00	S87°25'48"W-35.00	CRW10	15.37	15.00	S31°55'16"E	CRW25	15.37
LRW18	478.31	S02°34'12"E-478.31	CRW11	15.37	15.00	N26°46'53"E	CRW26	127.79
LRW19	629.21	N02°34'12"W-629.21	CRW12	127.79	80.00	N43°11'24"E	CRW27	117.81
LRW20	60.00	N87°25'48"E-60.00	CRW13	117.81	75.00	N47°34'12"W	CRW28	23.56
LRW21	481.02	S02°34'12"E-481.02	CRW14	23.56	15.00	S42°25'48"W	CRW29	15.37
LRW22	147.57	S20°19'47"W-147.57	CRW15	23.56	15.00	S47°34'12"E	CRW30	67.73

CENTERLINE CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	ARC
CL7	90°00'00"	100.00'	100.00'	157.08'
CL8	90°00'00"	225.00'	225.00'	353.43'
CL9	22°53'59"	250.00'	50.64'	99.92'
CL12	91°31'11"	105.00'	107.82'	167.72'
CL13	90°00'00"	100.00'	100.00'	157.08'

#### LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- DROP INLET
- CATCH BASIN
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS EASEMENT
- LANDSCAPE STRIP
- SANITARY SEWER LINE
- RIGHT OF WAY
- WATER LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- STORM LINE
- BACK OF CURB
- IRON PIN FOUND
- CENTERLINE
- POINT OF BEGINNING
- LIMITED ACCESS
- TEMPORARY BENCH MARK
- WATER VALVE
- FIRE HYDRANT

GRAPHIC SCALE - IN FEET

50 0 100 200 300 400

OWNER / DEVELOPER

**SYDNEY INVESTMENTS, LLC**

385 BROGDON ROAD  
SUWANEE, GEORGIA 30024

24 HOUR EMERGENCY CONTACT  
MR. TONY MARTIN: (770) 614-3143

NO.	DATE	DESCRIPTION	BY
1	07/01/05	RELEASE FOR APPROVAL	RF
2			
3			
4			
5			
6			
7			

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Phone: (770) 416-7511  
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**Travis Pruitt & Associates, Inc.**  
LANDSCAPE ARCHITECTS

OVERALL PLAT FOR:

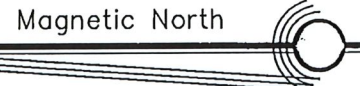
**THE VILLAGES AT CASTLEBERRY UNIT 2**

LAND LOTS 13, 60 AND 85 CITY OF CUMMING  
2ND. DISTRICT, FORSYTH COUNTY, GEORGIA

DATE: 07/01/2005  
SCALE: 1"=100'  
CN: 03399U2\_FP\_AB  
JN: 03399.3  
FN: 116-C-2289.U2  
SHEET NO. 2 OF 13

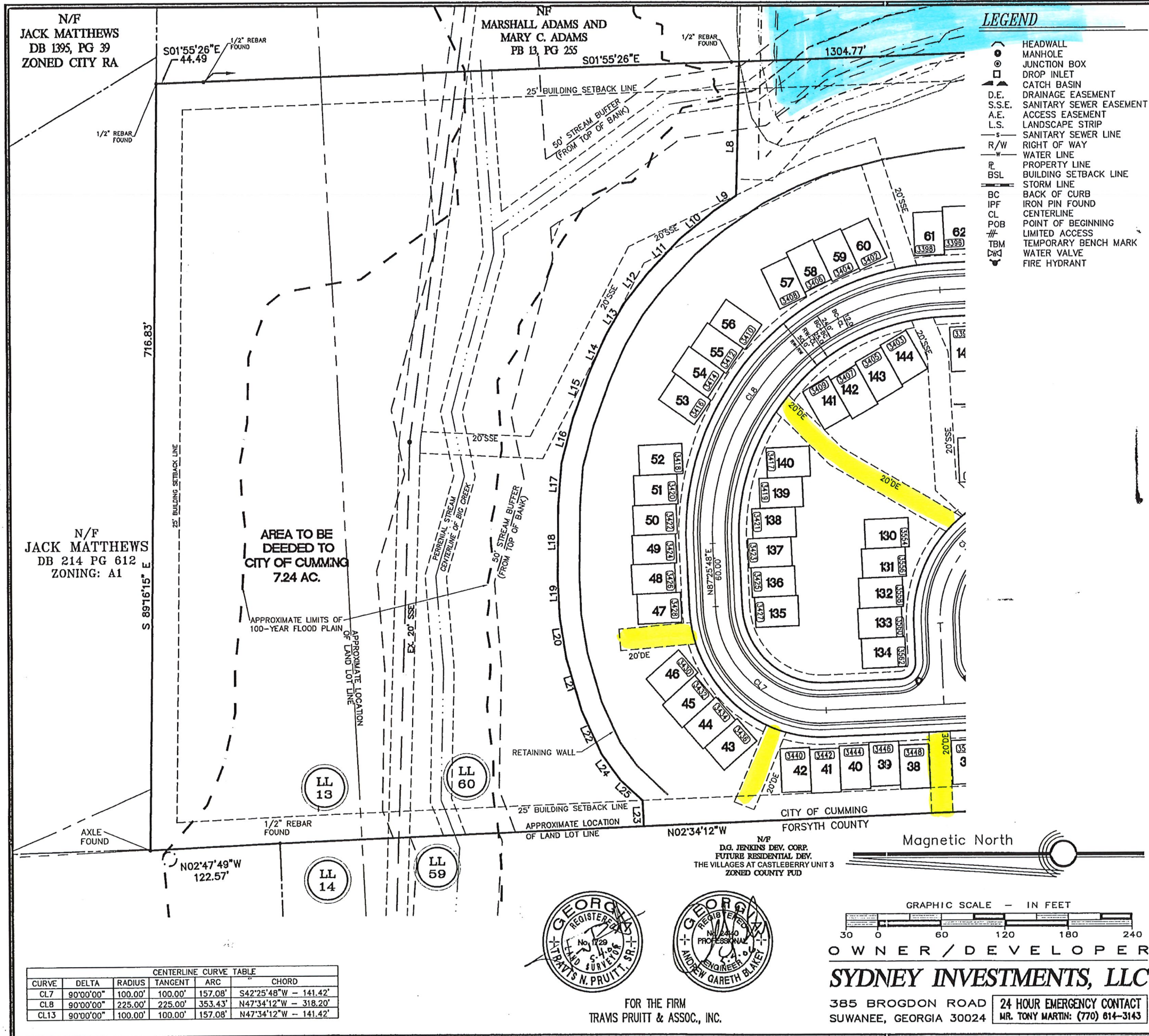
N/F  
JACK MATTHEWS  
DB 184, PG 29  
ZONED CITY RA

N/F  
JACK MATTHEWS  
DB 214 PG 812  
ZONING: A1



FOR THE FIRM  
**TRAVIS PRUITT & ASSOC., INC.**





FINAL PLAT for:

**THE VILLAGES AT CASTLEBERRY UNIT 2**

LAND LOTS 13, 60 AND 85 CITY OF CUMMING  
2ND. DISTRICT, FORSYTH COUNTY, GEORGIA

DATE: 07/01/2005  
SCALE: 1"=60'  
CN: 03399U2\_FP\_AB  
JN: 03399.3  
FN: 116-C-2289.U2  
SHEET NO. 3 OF 13

4317 Park Drive - Suite 400  
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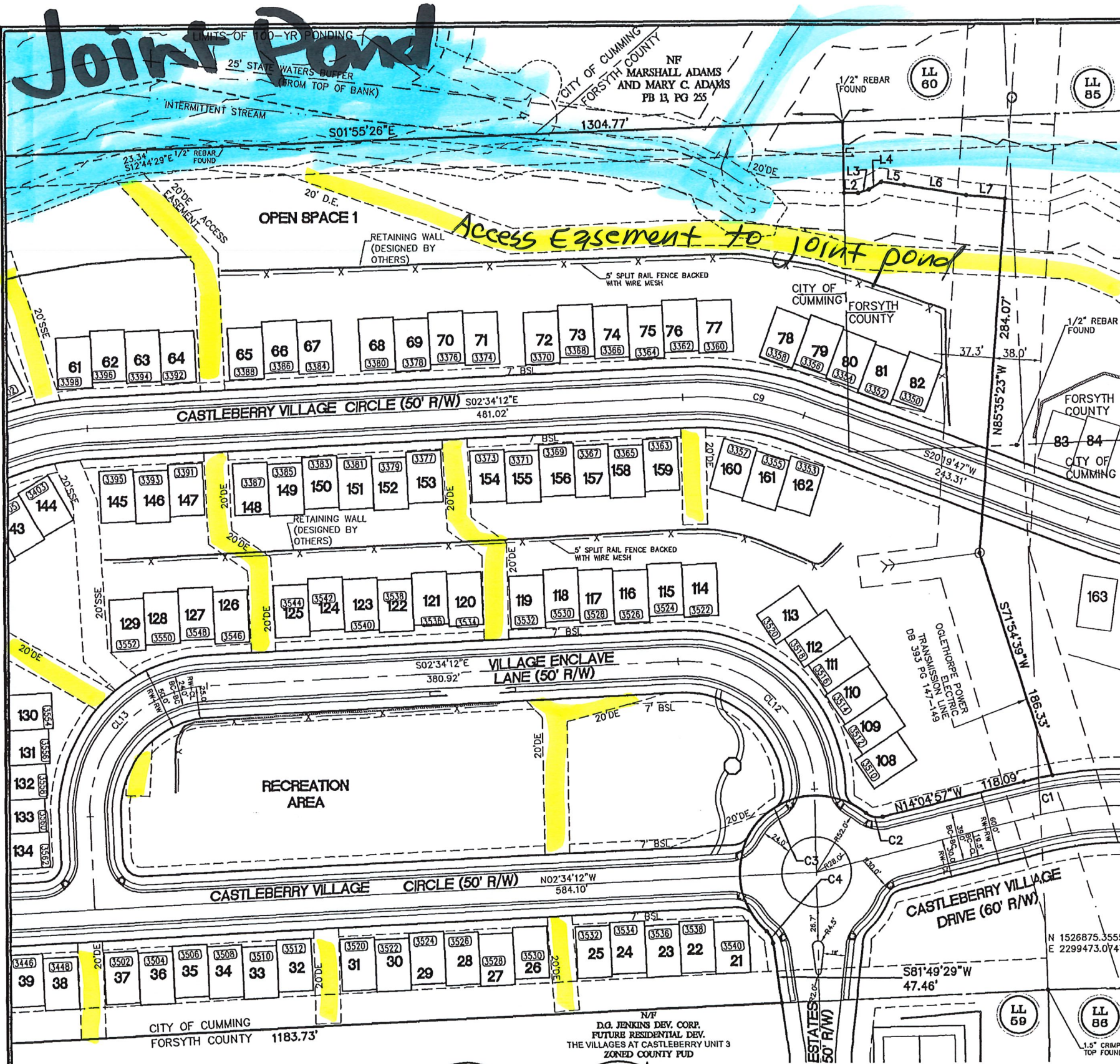
**Travis Pruitt & Associates, Inc.**  
SURVEYORS • LANDSCAPE ARCHITECTS

NO.	DATE	DESCRIPTION	BY
1	07/01/05	RELEASE FOR APPROVAL	RF

REVISIONS

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
CL7	90°00'00"	100.00'	100.00'	S42°25'48"W - 157.08'	141.42'
CL8	90°00'00"	225.00'	225.00'	N47°34'12"W - 318.20'	
CL13	90°00'00"	100.00'	100.00'	N47°34'12"W - 141.42'	





- LEGEND**
- HEADWALL
  - MANHOLE
  - JUNCTION BOX
  - DROP INLET
  - CATCH BASIN
  - D.E. DRAINAGE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - A.E. ACCESS EASEMENT
  - L.S. LANDSCAPE STRIP
  - S. SANITARY SEWER LINE
  - R/W RIGHT OF WAY
  - W. WATER LINE
  - P. PROPERTY LINE
  - BSL BUILDING SETBACK LINE
  - S. STORM LINE
  - BC BACK OF CURB
  - IPF IRON PIN FOUND
  - CL CENTERLINE
  - POB POINT OF BEGINNING
  - # LIMITED ACCESS
  - TBM TEMPORARY BENCH MARK
  - W.V. WATER VALVE
  - F.H. FIRE HYDRANT

SUBDIVIDED AS  
THE VILLAGES AT CASTLEBERRY  
UNIT I  
P.B. 94, PGS 255 141-150

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2			
1	07/01/05	RELEASE FOR APPROVAL	RF

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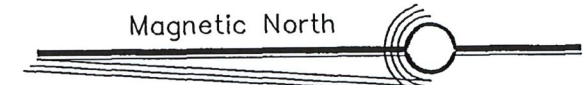
**Travis Pruitt & Associates, Inc.**  
SURVEYORS • ENGINEERS • LANDSCAPE ARCHITECTS

**THE VILLAGES AT CASTLEBERRY UNIT 2**

FINAL PLAT for:

LAND LOTS 13, 60 AND 85 CITY OF CUMMING  
2ND. DISTRICT, FORSYTH COUNTY, GEORGIA

DATE: 07/01/2005  
SCALE: 1"=60'  
DN: 03399U2\_FP\_AB  
JN: 03399.3  
FN: 116-C-2289.U2  
SHEET No. 4 OF 13

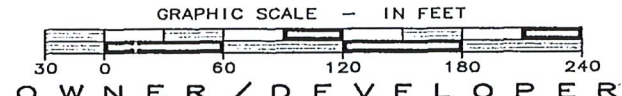


CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
CL9	22°53'59"	250.00'	50.64'	99.92'	N08°52'48"E - 99.28'
CL12	91°31'11"	105.00'	107.82'	167.72'	N43°11'24"E - 150.45'
CL13	90°00'00"	100.00'	100.00'	157.08'	N47°34'12"W - 141.42'



FOR THE FIRM  
**TRAVIS PRUITT & ASSOC., INC.**

BOUNDARY CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	330.00'	23.14'	N12°04'26"W - 23.13'
C2	15.00'	14.20'	S13°02'12"W - 13.68'
C3	62.00'	194.39'	N49°39'54"W - 124.00'
C4	15.00'	10.82'	N61°10'11"E - 10.58'



OWNER / DEVELOPER  
**SYDNEY INVESTMENTS, LLC**  
385 BROGDON ROAD  
SUWANEE, GEORGIA 30024  
24 HOUR EMERGENCY CONTACT  
MR. TONY MARTIN: (770) 814-3143



N/F  
JACK MATTHEWS  
DB 1395, PG 39  
ZONED CITY RA

NF  
MARSHALL ADAMS AND  
MARY C. ADAMS  
PB 13, PG 255

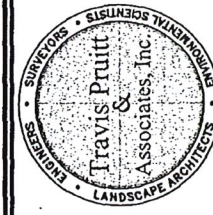
# LEGEND

- HEADWALL
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- CL CENTERLINE
- POB POINT OF BEGINNING
- LA LIMITED ACCESS
- TBM TEMPORARY BENCH MARK
- D&V WATER VALVE
- FIRE HYDRANT

## STORM SEWER PIPE CHART

STRUCTURES	SIZE/TYPE	LENGTH
DWCB66 - DI73	18" CMP	41'
DWCB17 - LWCB28	36" CMP	192'
SWCB28 - SWCB29	30" CMP	56'
SWCB29 - SWCB30	24" CMP	147'
SWCB30 - DI33	18" CMP	78'
SWCB30 - SWCB31	24" CMP	36'
SWCB36 - SWCB37	18" CMP	29'
SWCB37 - SWCB38	24" CMP	131'
SWCB38 - DI45	18" CMP	87'
SWCB28 - DI32	36" CMP	78'
DI32 - JB32A	36" RCP	35'
JB32A - SWCB69	36" CMP	81'
SWCB69 - DWCB70	30" CMP	67'
DWCB70 - SWCB71	18" CMP	95'
SWCB71 - SWCB72	18" CMP	43'
DWCB70 - SWCB13	30" CMP	153'
SWCB13 - DI25	18" CMP	77'
SWCB13 - DWCB14	24" CMP	182'
DWCB14 - SWCB26	18" CMP	111'
SWCB26 - SWCB27	18" CMP	46'
DWCB14 - SWCB15	24" CMP	117'
RWCB15 - LWCB16	18" CMP	44'
RWCB15 - RWCB46	24" CMP	144'
JB1A - HW	48" RCP	136'
JB2 - DWCB3	48" RCP	118'
DWCB3 - DWCB17	24" CMP	30'
DWCB17 - DI18	24" CMP	79'
DI18 - JB18A	18" RCP	38'
JB18A - RWCB67	18" CMP	80'
RWCB67 - LWCB68	18" CMP	93'
DWCB3 - LWCB4	36" CMP	142'
LWCB4 - RWCB5	30" CMP	154'
RWCB5 - LWCB6	30" CMP	74'
LWCB6 - LWCB7	30" CMP	180'
LWCB7 - LWCB9	24" CMP	106'
LWCB9 - LWCB10	24" CMP	149'
LWCB10 - RWCB11	24" CMP	65'
RWCB11 - LWCB12	18" CMP	136'
LWCB12 - DI24	18" CMP	75'
LWCB7 - DI21	18" CMP	72'
LWCB9 - DI22	18" CMP	80'
LWCB10 - DI23	18" CMP	78'
RWCB5 - DI19	24" CMP	84'
DI19 - DWCB65	24" CMP	137'
DWCB65 - DWCB66	18" CMP	28'

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ASBUILT STORM SEWER AND SANITARY SEWER PLAT FOR:

## THE VILLAGES AT CASTLEBERRY UNIT 2

LAND LOTS 13, 60 AND 85 CITY OF CUMMING  
2ND, DISTRICT, FORSYTH COUNTY, GEORGIA

DATE: 07/01/2005  
SCALE: 1"=60'  
CN: 03399U2\_FP\_AB  
JN: 03399.3  
FN: 116-C-2289.U2  
SHEET NO. 5 OF 13

N/F  
JACK MATTHEWS  
DB 214 PG 612  
ZONING: A1

AREA TO BE  
DEEDED TO  
CITY OF CUMMING  
724 AC.

APPROXIMATE LIMITS OF  
100-YEAR FLOOD PLAIN

LL  
13

LL  
60

LL  
14

LL  
59

N/F  
D.G. JENKINS DEV. CORP.  
FUTURE RESIDENTIAL DEV.  
THE VILLAGES AT CASTLEBERRY UNIT 3  
ZONED COUNTY PUD

OWNER / DEVELOPER

**SYDNEY INVESTMENTS, LLC**

385 BROGDON ROAD  
SUWANEE, GEORGIA 30024  
24 HOUR EMERGENCY CONTACT  
MR. TONY MARTIN: (770) 614-3143



FOR THE FIRM  
TRAVIS PRUITT & ASSOC., INC.

Magnetic North

GRAPHIC SCALE - IN FEET

